

**PHA Plans
Streamlined 5-Year/Annual
Version**

**U.S. Department of Housing and Urban
Development**
Office of Public and Indian Housing

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2006 – 2010

Streamlined Annual Plan for Fiscal Year 2006

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of Grays Harbor County

PHA Number: WA0018

PHA Fiscal Year Beginning: 01/2006

PHA Programs Administered: Public Housing, Section 8 Housing Choice Vouchers

☒ **Public Housing and Section 8** ☐ **Section 8 Only** ☐ **Public Housing Only**
 Number of public housing units: 415 Number of S8 units: 178

☐ **PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices
☐ Main administrative office of the local government
☐ Main administrative office of the County government
☐ Main administrative office of the State government
☐ Public library
☐ PHA website
☐ Other: (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
☐ PHA development management offices
☐ Other: (list below)

Streamlined Five-Year PHA Plan
PHA FISCAL YEARS 2006 - 2010
(24 CFR Part 903.12)

A. Mission

State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: The mission of the Housing Authority of Grays Harbor County is to be the area's affordable housing of choice. We provide and maintain safe, decent, sanitary, quality housing in a cost-effective manner. By partnering with others, we offer rental assistance and other related services to our community in a non-discriminatory manner.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☒ Apply for additional rental vouchers
 - ☐ Reduce public housing vacancies
 - ☒ Leverage private or other public funds to create additional housing opportunities
 - ☒ Acquire or build units or developments
 - ☐ Other:
- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☐ Improve public housing management: (PHAS score)
 - ☐ Improve voucher management: (SEMAP score)
 - ☐ Increase customer satisfaction
 - ☐ Concentrate on efforts to improve specific management functions
(list: e.g., public housing finance; voucher unit inspections)
 - ☒ Renovate or modernize public housing units
 - ☐ Demolish or dispose of obsolete public housing
 - ☐ Provide replacement public housing
 - ☐ Provide replacement vouchers
 - ☐ Other:

- ☒ PHA Goal: Increase assisted housing choices
Objectives:
- ☒ Provide voucher mobility counseling
 - ☒ Conduct outreach efforts to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☐ Implement voucher homeownership program
 - ☐ Implement public housing or other homeownership programs
 - ☐ Implement public housing site-based waiting lists
 - ☐ Convert public housing to vouchers
 - ☐ Other:

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
Objectives:
- ☐ Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments
 - ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
 - ☒ Implement public housing security improvements
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☐ Other:

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- ☒ Increase the number and percentage of employed persons in assisted families
 - ☒ Provide or attract supportive services to improve assistance recipients' employability
 - ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities
 - ☐ Other:

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☐ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- ☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability
 - ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
 - ☐ Other:

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan
PHA Fiscal Year 2006
(24 CFR Part 903.12 (b))

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

<input checked="" type="checkbox"/>	1. Housing Needs	7
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<input checked="" type="checkbox"/>	3. Policies on Eligibility, Selection, and Admissions	13
<input checked="" type="checkbox"/>	4. Rent Determination Policies	21
<input type="checkbox"/>	5. Capital Improvements Needs	N/A
<input type="checkbox"/>	6. Demolition and Disposition	N/A
<input type="checkbox"/>	7. Homeownership	N/A
<input checked="" type="checkbox"/>	8. Civil Rights Certifications (included with PHA Certifications of Compliance)	27
<input checked="" type="checkbox"/>	9. Additional Information	
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<input checked="" type="checkbox"/>	11. Supporting Documents Available for Review	32
<input checked="" type="checkbox"/>	12. FY 2006 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	36
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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined
Five-Year/Annual Plans

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities

Executive Summary (optional)

(903.7(r)). If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs (24 CFR Part 903.12 (b), 903.7 (a))

A. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	259		146
Extremely low income <=30% AMI	259	100%	
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children	176		
Elderly families			
Families with Disabilities			
Caucasian	227	86.87	
Black	1	.39	
Indian	0	0	
Asian	1	.39	
Characteristics by Bedroom Size (Public Housing Only)			
0 & 1 BR	79	30.5	
2 BR	110	42.47	
3 BR	28	10.81	
4 BR	10	3.86	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: Community-wide			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	393		24
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)	393		
Low income (>50% but <80% AMI)			
Families with children	251	64%	
Elderly families			
Families with Disabilities			
Caucasian	84		
Not reported			
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	142	21.37%	
2 BR	167	7.63%	
3 BR	73	10.44%	
4 BR	11	2.8%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? Closed 03.05.2005			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- ☒ Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☐ Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other:

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional Section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed-finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other:

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance
- ☒ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other:

Need: Specific Family Types: Families at or below 50% of median**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
☒ Adopt rent policies to support and encourage work
☐ Other:

Need: Specific Family Types: The Elderly**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☐ Seek designation of public housing for the elderly
☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
☐ Other:

Need: Specific Family Types: Families with Disabilities**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☐ Affirmatively market to local non-profit agencies that assist families with disabilities
☐ Other:

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☒ Other: No such need exists.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☐ Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☐ Market the Section 8 program to owners outside of areas of poverty/minority concentrations
☐ Other:

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other:

2. Statement of Financial Resources

(24 CFR Part 903.12 (b), 903.7 (c))

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: The table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	620,000	
b) Public Housing Capital Fund	542,000	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	886,500	
f) Resident Opportunity and Self-Sufficiency Grants	0	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	2,048,500	
3. Public Housing Dwelling Rental Income	798,000	
4. Other income (list below)		
Vending Income	13,200	
5. Non-federal sources (list below)		
Total resources	2,859,700	

3. PHA Policies Governing Eligibility, Selection, and Admissions

(24 CFR Part 903.12 (b), 903.7 (b))

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit (state number)
☐ When families are within a certain time of being offered a unit (state time)
☒ Other: Following interview.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing? (select all that apply)

- ☒ Criminal or drug-related activity
☒ Rental history
☒ Housekeeping
☒ Other: Credit.

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list? (select all that apply)

- ☒ Community-wide list
☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☐ Other:

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
☐ PHA development site management office
☒ Other: By mail.

c. Site-Based Waiting Lists - Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d. No.

Site-Based Waiting Lists				
Development Information (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic, or Disability Demographics	Current mix of Racial, Ethnic, or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement, or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement, or complaint below:

d. Site-Based Waiting Lists - Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment** n/a

1. How many site-based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site based waiting list plan)? If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously? If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - ☐ PHA main administrative office
 - ☐ All PHA development management offices
 - ☐ Management offices at developments with site-based waiting lists
 - ☐ At the development to which they would like to apply
 - ☐ Other:

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- ☐ One
- ☐ Two
- ☒ Three or More
- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Over-housed
- ☒ Under-housed
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice (state circumstances below)
- ☒ Other: Tenant-requested transfer to be closer to educational site or employment.

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s): Terminally ill.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- 1. Terminally ill.
- 2. Date and time.

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences: (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s):

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: The pool of applicant families ensures that the PHA will meet income-targeting requirements.

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing? (select all that apply)

- ☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☐ Other source:

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual re-examination and lease renewal
☒ Any time family composition changes
☐ At family request for revision
☐ Other:

(6) De-concentration and Income Mixing

a. ☐ Yes ☒ No: Does the PHA have any general occupancy (family) public housing developments covered by the de-concentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☐ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) (see step 4 at §903.2(c)(1)(iv))	Deconcentration policy (if no explanation) (see step 5 at §903.2(c)(1)(v))

B. Section 8

Exemptions: PHAs that do not administer Section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors):
- ☒ Other: Previous history in HUD-funded housing program.

b. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? State of Washington WATCH program.

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☒ Criminal or drug-related activity
- ☒ Other: Tenant's previous rental history, if known.

(2) Waiting List Organization

a. With which of the following program waiting lists is the Section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program:

b. Where may interested persons apply for admission to Section 8 tenant-based assistance? (select all that apply)

- ☒ PHA main administrative office
- ☐ Other:

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit? If yes, state circumstances below: Difficulty in finding a unit due to unit size required or disability.

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (If no, skip to subcomponent (5) Special purpose Section 8 assistance programs)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences: (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s): Terminally ill.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1. Terminally ill.
2. Date and time.

Former Federal preferences:

- ☐ Involuntary displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences: (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s):

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: The pool of applicant families ensures that the PHA will meet income-targeting requirements.

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose Section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other:

b. How does the PHA announce the availability of any special-purpose Section 8 programs to the public?

- ☒ Through published notices
- ☒ Other: Social Service Consortia.

4. PHA Rent Determination Policies

(24 CFR Part 903.12 (b), 903.7 (d))

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income-based rent setting policy/ies for Public Housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- ☐ The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- ☒ The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent, hardship exemption policies?

3. If yes to question 2, list these policies below:

- The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance.
- The family would be evicted as a result of the imposition of the minimum rent requirement; or
- The income of the family has decreased because of changed circumstances, including:
 - Loss of employment
 - Death in the family; or
 - Other circumstances as determined by the PHA or HUD.

c. Rents set at less than 30% of adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income? See Item (e.) – "Ceiling Rents."

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☒ For the earned income of a previously unemployed household member
- ☒ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☒ Other: Proven child support payments and medical insurance premiums.
Self-employment business deductions.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☒ Yes, for all developments
- ☐ Yes, but only for some developments
- ☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☒ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other:

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☒ Market comparability study
- ☒ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other:

f. Rent re-determinations:

1. Between income re-examinations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
☒ At family option
☒ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage:
☒ Other: Any time there is a change in family composition.

- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12-month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

- a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply)

- ☒ The Section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☐ Other:

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
☐ 100% of FMR
☒ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or sub-market
☐ Other:

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ Reflects market or sub-market
☒ To increase housing options for families
☐ Other:

d. How often are payment standards re-evaluated for adequacy? (select one)

- ☒ Annually
☐ Other:

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other:

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent, hardship exemption policies? (if yes, list below)

5. Capital Improvement Needs

(24 CFR Part 903.12 (b), 903.7 (g))

Exemptions from Component 5: Section 8-only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☐ Activities pursuant to an approved Revitalization Plan underway
- c. ☐ Yes ☐ No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. ☐ Yes ☐ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. ☐ Yes ☐ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

(24 CFR Part 903.12 (b), 903.7 (h))

Applicability of component 6: Section 8 -only PHAs are not required to complete this section.

- a. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

7. Section 8 Tenant-Based Assistance – Section 8(y) Homeownership Program

(24 CFR Part 903.12 (b), 903.7 (k), (l), (i))

- (1) ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR Part 982? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 homeownership Option program in addition to HUD criteria? If yes, list criteria below:

c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply)

- a. ☐ Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources
- b. ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured, or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- c. ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below)
- d. ☐ Demonstrating that it has other relevant experience (list experience below)

8. Civil Rights Certifications

(24 CFR Part 903.12 (b), 903.7 (o))

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents

9. Additional Information

(24 CFR Part 903.12 (b), 903.7 (r))

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous-Year Plan for the period FY 2005 - 2009.

We continue to modernize our public housing units, as funding permits, in accordance with our five-year plan, as well as taking care of any emergency items should they arise.

We are continuing our efforts to assist the elderly/disabled tenants in our developments; however, hampering our efforts is a lack of funding for a supportive service coordinator.

We still support the concept of encouraging economic self-sufficiency for our tenants, though funding cuts have caused us to discontinue our FSS program. We continue to promote economic self-sufficiency through staff attendance at Work Source meetings to learn of potential job opportunities for our tenants, as well as Continuum of Care meetings. We allow transfers for residents to be closer to their place of employment or educational site.

We provide voucher mobility counseling to Section 8 voucher recipients for both those requesting to port-in and those who choose to relocate. We continue to make every effort to recruit additional Section 8 landlords.

Staff members are continually being trained on equal opportunity issues and are provided access to a monthly newsletter on the subject.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

(24 CFR Part 903.7 (r))

PHAs are required to define and adopt their own standards of substantial deviation from the 5-Year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

b. Significant Amendment or Modification to the Annual Plan

The Housing Authority of Grays Harbor County considers a “substantial deviation” or “significant amendment or modification” as a discretionary change in the plan or policy of the Housing Authority that fundamentally alters the mission, goals, objectives, or plans of the Agency and which will require the formal approval of the Board of Commissioners. Specifically, the following will be considered to constitute a substantial deviation or significant amendment or modification:

- A material change in the policies regarding the manner in which tenant rent is calculated.
- A material change in the admissions policies with respect to the selection of applicants from or organization of the waiting list.
- The addition of new types of activities not previously included in the current PHDEP plan.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities not previously identified in the Agency Plan.

An exception to this definition will be made only to the extent that the modification is the result of changes in HUD regulatory requirements; such changes will not be considered a substantial deviation or significant amendment or modification to either the Five Year or Annual Plans.

C. Other Information

(24 CFR Part 903.13, 903.15)

(1) Resident Advisory Board Recommendations

a. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s? If yes, provide the comments below:

b. In what manner did the PHA address those comments? (select all that apply)

- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary
- ☐ The PHA changed portions of the PHA Plan in response to comments. List changes below
- ☒ Other: The Resident Advisory Board is in agreement with the Housing Authority of Grays Harbor’s missions and goals.

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

☒ Yes ☐ No: If yes, complete the following:

Name of Resident Member of the PHA Governing Board: LuAnne Hanson

Method of Selection:

☒ Appointment

The term of appointment is (include the date term expires): 07/2007

☐ Election by Residents (if checked, complete next section - Description of Resident Election Process)

Description of Resident Election Process

Nomination of candidates for place on the ballot (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☒ Other: We advertise the open position to Public Housing and Section 8 participants. The names are submitted to the County Commissioners. The Commissioners request a letter from each volunteer stating the reason they want to serve on the Board and what their qualifications are. The Commissioners then appoint the volunteer they feel would best serve the Board.

Eligible candidates:

- ☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☒ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other:

Eligible voters:

- ☐ All adult recipients of PHA assistance (public housing and Section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☐ Other:

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ The PHA is located in a state that requires the members of a governing board to be salaried and serve on a full-time basis
☐ The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
☐ Other:

Date of next term expiration of a governing board member: 2006

Name and title of appointing official(s) for governing board (indicate appointing official for the next

available position): Grays Harbor County Board of Commissioners.

(3) PHA Statement of Consistency with the Consolidated Plan

(24 CFR Part 903.15)

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

Consolidated Plan jurisdiction: Washington State.

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction (select all that apply)

- ☒ The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan
- ☐ Other:

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

(4) (Reserved)

Public Housing Assessment System (PHA)

Resident Service and Satisfaction Scoring (RASS) Process
Follow-up Plan for FY 2004 RASS Score

As required by Federal Register dated June 28, 2000, for the Public Housing Assessment System Resident Services Satisfaction Scoring Process, any section of the Customer Service Survey scoring lower than 75% must submit a Follow-up Plan with the Annual Plan.

The Housing Authority of Grays Harbor County received a score of 72.9% for the Communication section of the Customer Service Survey for Fiscal Year 2004.

We are unsure why the Housing Authority received the low score for the Communication section of the survey. The national average is 75.2%. We feel we have demonstrated strong efforts in effectively communicating with the residents. We are not given any clarification from HUD to explain how they arrived at the score of 72.9%. This makes it difficult, if not impossible, to correct a deficiency without knowing what the deficiency is.

Our residents have bi-monthly tenants meetings, of which they receive adequate notice. Those unable to attend receive handouts explaining what took place. The Resident Initiatives Coordinator meets with the Keyholders on a weekly basis to discuss any lease issues that need clarification. The Housing Authority also notifies the residents of any maintenance inspections and/or policy changes as required by federal regulations. Two developments have formed Housing Authority-supported tenant organizations and the remaining developments are encouraged to follow suit.

10. Project-Based Voucher Program

a. ☐ Yes ☒ No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- ☐ Low utilization rate for vouchers due to lack of suitable rental units
☐ Access to neighborhoods outside of high poverty areas
☐ Other:

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
x	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.	Standard 5 Year and Annual Plans; streamlined 5-Year Plans
x	State/Local Government Certification of Consistency with the Consolidated Plan.	5-Year Plans
x	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5-Year and Annual Plans
x	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
x	Most recent board-approved operating budget for the public housing program.	Annual Plan: Financial Resources
x	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan (TSAP) and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	here if included in the public housing A&O Policy.	Determination
x	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Rent Determination
x	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
x	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
x	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
x	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary).	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
x	Results of latest Section 8 Management Assessment System (SEMAP).	Annual Plan: Management and Operations
x	Any policies governing any special housing types. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/Management
x	Public housing grievance procedures. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Grievance Procedures
x	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
x	The Capital Fund/Comprehensive Grant Program Annual Statement/Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs

	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
x	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A&O Policy.	Annual Plan: Community Service & Self-Sufficiency
x	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service &

		Self-Sufficiency
x	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Pet Policy
x	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Grays Harbor Co.		Grant Type and Number Capital Fund Program Grant No: WA19P01850106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	25,000.00			
3	1408 Management Improvements	71,000.00			
4	1410 Administration	54,000.00			
5	1411 Audit	11,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	358,901.00			
11	1465.1 Dwelling Equipment—Nonexpendable	10,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	2,000.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	542,901.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of line 21 Related to Section 504 compliance	0.00			
24	Amount of line 21 Related to Security – Soft Costs	25,000.00			
25	Amount of Line 21 Related to Security – Hard Costs	0.00			
26	Amount of line 21 Related to Energy Conservation Measures	50,000.00			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of Grays Harbor Co.			Grant Type and Number Capital Fund Program Grant No: WA19P01850106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	Sub-Total	25,000.00				
PHA-Wide	Management Improvements							
	Resident Initiatives Coordinator	1408		46,000.00				
	Federal Housing Regulation Training	1408		3,000.00				
	Security Guards	1408		25,000.00				
	Admin Expenses for Job Trng Program	1408		20,000.00				
			Sub-Total	94,000.00				
PHA-Wide	Administration							
	Administration Expenses for CFP	1410		59,000.00				
			Sub-Total	59,000.00				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of Grays Harbor Co.			Grant Type and Number Capital Fund Program Grant No: WA19P01850106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Fees & Costs	1430						
	Architect & Engineering Expenses	1430	Sub-Total	1,000.00				
	Dwelling Structures							
Pacific Court 18-02	Upgrade %age of units	1460		391,911.00				
			Sub-Total	391,911.00				
	Dwelling Equipment							
Pacific Court 18-02	Appliances			10,000.00				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of Grays Harbor Co.			Grant Type and Number Capital Fund Program Grant No: WA19P01850106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Non-Dwelling Equipment							
	Tools/Equip for Apprenticeship Program	1475		5,000.00				
	Prorated Office Equipment Expenses			5,000.00				
			Sub-total	10,000.00				
Pacific Court 18-02	Non-Dwelling Equipment							
	Relocation Costs for Modernization of Units	1495		2,000.00				
			Total	592,911.00				

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority of Grays Harbor County			Grant Type and Number Capital Fund Program No: WA19P01850106 Replacement Housing Factor No:			Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	06/30/2007			12/31/2008			
Mgmt Improvements	06/30/2007			12/31/2008			
Administration	06/30/2007			12/31/2008			
Fees & Costs	06/30/2007			12/31/2008			
NonDwell Equipment	06/30/2007			12/31/2008			
Hoquiam Manor	06/30/2007			12/31/2008			
Aberdeen Manor	06/30/2007			12/31/2008			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of Grays Harbor		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 4			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010
	Annual Statement				
Emerson Court (18-1)		0.00	0.00	43,000.00	14,000.00
Pacific Court (18-2)		195,433.00	265,522.00	171,201.00	40,968.00
Hoquiam Manor (18-3)		0.00	0.00	0.00	30,000.00
Aberdeen Manor (18-4)		0.00	26,968.00	0.00	110,000.00
Broadway Manor (18-7)		206,968.00	0.00	0.00	78,000.00
Elma Manor (18-8)		0.00	0.00	99,700.00	0.00
Skyview Manor (18-9)		0.00	39,911.00	57,000.00	0.00
Sunnyside Court (18-10)		0.00	70,000.00	31,500.00	71,990.00
PHA-Wide		140,500.00	140,500.00	140,500.00	197,943.00
CFP Funds Listed for 5- year planning		542,901.00	542,901.00	542,901.00	542,901.00
Replacement Housing Factor Funds					

Part II: Supporting Pages—Work Activities

form HUD-50075-SF (04/30/2003)

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year :4 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 4 - Continued FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Emerson Court (18-1)	Appliances	15,000.00	PHA-Wide	Resident Initiatives Crd	23,000.00
" "	Drainage/ Family Center Upgrade / Playground	28,000.00		Security Guards	25,000.00
Pacific Court (18-2)	Appliances	30,000.00		Admin \$ - Job Trg Prgm	20,000.00
" "	Package Mailboxes	7,500.00		Administration of CFP	54,000.00
" "	Repair Driveways	46,943.00		A/E Services	1,000.00
	Upgrade % of Units	86,758.00		Tools/Equip for Job Trng Program	5,000.00
				Relocation Costs	1,500.00
Elma Manor (18-8)	Common Area Lighting	15,000.00		Audit	11,000.00
" "	Elevator Ventilation	7,500.00			
	Sinks / Faucets	7,500.00			
	Replace Appliances	15,000.00			
	Fire Sprinklers	31,500.00			
	Package Mailboxes	1,200.00			
	Miniblinds	2,000.00			
	Common Area Floor Coverings	20,000.00			
Skyview Manor (18-9)	Replace Appliances	15,000.00			
	Package Mailboxes	7,000.00			
	Miniblinds / Window Replacements	7,000.00			
	Paint Exterior	28,000.00			
Sunnyside Court (18-10)	Replace Appliances	15,000.00			
	Playground, Sign, Clotheslines	15,000.00			
	Miniblinds	1,500.00			
Total CFP Estimated Cost		\$			\$542,901.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year :5 FFY Grant: 2010 PHA FY: 2010			Activities for Year: <u>5</u> - <u>Continued</u> FFY Grant: 2010 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Emerson Court (18-1)	Moisture Vent System	10,000.00			
" "	Miniblinds	4,000.00	PHA-Wide	Resident Initiatives Crd	23,000.00
Pacific Court (18-2)	Miniblinds	3,000.00		Security Guards	25,000.00
" "	Preliminary \$ for Family Center / Playground	37,968.00		Admin \$ - Job Trg Prgm	20,000.00
Hoquiam Manor (18-3)	Common Floor Coverings	30,000.00		Administration of CFP	54,000.00
Aberdeen Manor (18-4)	Package Mailboxes, Common Area Floor Coverings, Windows / Patio Doors	80,000.00		A/E Services	1,000.00
" "	Rooftop Patio	30,000.00		Tools/Equip for Job Trng Program	5,000.00
Broadway Manor (18-7)	Lights, Heaters in Units, & Common Areas	50,000.00		Relocation Costs	1,500.00
" "	Package Mailboxes	3,000.00		Preliminary Expenses for Maint/Mod Shop	57,443.00
	Miniblinds	5,000.00		Audit	11,000.00
	Common Area Floor Coverings	20,000.00			
Sunnyside Court (18-10)	Drainage, Curbs, Exterior Lighting	67,990.00			
	Package Mailboxes	4,000.00			
Total CFP Estimated Cost	\$				\$542,901.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Grays Harbor Co.		Grant Type and Number Capital Fund Program Grant No: WA19P01850203 ~ Set Aside CFP Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06.30.05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised (2)	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	10,000.00	4,194.88	4,194.88	4,194.88
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	87,225.00	93,030.12	93,030.12	54,086.35
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	97,225.00	97,225.00	97,225.00	58,281.23
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of Grays Harbor Co.			Grant Type and Number Capital Fund Program Grant No: WA19P01850203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
PHA-Wide	Administration							
	Administration Expenses for CFP	1410		10,000.00	4,194.88	4,194.88	4,194.88	
	Dwelling Structures							
Pacific Court 18-02	Continued Funding for Storage Sheds	1460		30,000.00	0.00	0.00	0.00	
	Upgrade % of Units	1460		57,225.00	54,086.35	54,086.35	54,086.35	
Elma Manor 18-08	Water Pipes (Emergency Work Item)	1460		0.00	38,943.77	38,943.77	0.00	
			Total	93,030.12	93,030.12	93,030.12	54,086.35	
			Total	97,225.00	97,225.00	97,225.00	58,281.23	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority of Grays Harbor County		Grant Type and Number Capital Fund Program No: WA19P01850203 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	09/16/2005			09/16/2007			
Mngmnt Improvements	09/16/2005			09/16/2007			
Administration	09/16/2005			09/16/2007			
Fees & Costs	09/16/2005			09/16/2007			
NonDwell Equipment	09/16/2005			09/16/2007			
Hoquiam Manor	09/16/2005			09/16/2007			
Broadway Manor	09/16/2005			09/16/2007			
Elma Manor	09/16/2005			09/16/2007			
Skyview Manor	09/16/2005			09/16/2007			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Grays Harbor Co.		Grant Type and Number Capital Fund Program Grant No: WA19P01850104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06.30.05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	15,000.00	0.00	0.00	0.00
3	1408 Management Improvements	94,000.00	75,000.00	58,000.00	33,592.65
4	1410 Administration	56,000.00	20,000.00	14,068.00	7,002.37
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,000.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	376,968.00	466,536.00	275,000.00	145,699.71
11	1465.1 Dwelling Equipment—Nonexpendable	10,000.00	2,432.00	2,432.00	1,216.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	10,000.00	1,000.00	500.00	173.94
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	2,000.00	0.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	564,968.00	564,968.00	350,000.00	187,684.67
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	25,000.00	25,000.00	18,000.00	10,211.22
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	50,000.00	50,000.00	50,000.00	50,000.00

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of Grays Harbor Co.		Grant Type and Number Capital Fund Program Grant No: WA19P01850104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	Sub-Total	15,000.00	0.00	0.00	0.00	
PHA-Wide	Management Improvements							
	Resident Initiatives Coordinator	1408		46,000.00	30,000.00	25,000.00	15,537.59	
	Federal Housing Regulation Training	1408		3,000.00	0,000.00	0.00	0.00	
	Security Guards	1408		25,000.00	25,000.00	18,000.00	10,211.22	
	Admin Expenses for Job Trng Program	1408		20,000.00	20,000.00	15,000.00	7,843.84	
			Sub-Total	94,000.00	75,000.00	58,000.00	33,592.65	
PHA-Wide	Administration							
	Administration Expenses for CFP	1410		56,000.00	20,000.00	14,068.00	7,002.37	
			Sub-Total	56,000.00	20,000.00	14,068.00	7,002.37	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of Grays Harbor Co.			Grant Type and Number Capital Fund Program Grant No: WA19P01850104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
PHA-Wide	Fees & Costs	1430						
	Architect & Engineering Expenses	1430	Sub-Total	1,000.00	0.00	0.00	0.00	
	Dwelling Structures							
Pacific Court 18-02	Continued Funding for Storage Sheds	1460		30,000.00	36,000.00	25,000.00	0.00	
	Upgrade % of Units	1460		346,968.00	210,000.00	200,000.00	145,699.71	
Aberdeen Manor 18-04	Preliminary Expenses for Water Piping	1460		0.00	145,536.00	0.00	0.00	
Elma Manor 18-08	Replace Roof	1460		0.00	25,000.00	0.00	0.00	
	Continued Funding for Water Pipes	1460		0.00	50,000.00	50,000.00	0.00	
			Sub-Total	376,968.00	466,536.00	275,000.00	145,699.71	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of Grays Harbor Co.		Grant Type and Number Capital Fund Program Grant No: WA19P01850104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Equipment							
Pacific Court	Appliances	1465	Sub-total	10,000.00	2,432.00	2,432.00	1,216.00	
18-02								
PHA-Wide	Non-Dwelling Equipment							
	Tools/Equip for Apprenticeship Program	1475		5,000.00	1,000.00	500.00	173.94	
	Prorated Office Equipment Expenses			5,000.00	0.00	0.00	0.00	
			Sub-total	10,000.00	1,000.00	500.00	173.94	
Pacific Court	Non-Dwelling Equipment							
18-02	Relocation Costs for Modernization	1495	Sub-total	2,000.00	0.00	0.00	0.00	
			Total	564,968.00	564,968.00	350,000.00	187,684.67	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority of Grays Harbor County			Grant Type and Number Capital Fund Program No: WA19P01850104 Replacement Housing Factor No:			Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	06/30/2005	09/14/2006		12/31/2006	09/13/2008		
Mgmt Improvements	06/30/2005	09/14/2006		12/31/2006	09/13/2008		
Administration	06/30/2005	09/14/2006		12/31/2006	09/13/2008		
Fees & Costs	06/30/2005	09/14/2006		12/31/2006	09/13/2008		
Non-Dwell Equipment	06/30/2005	09/14/2006		12/31/2006	09/13/2008		
Hoquiam Manor	06/30/2005	09/14/2006		12/31/2006	09/13/2008		
Aberdeen Manor	06/30/2005	09/14/2006		12/31/2006	09/13/2008		

**Capital Fund Program ~ FY 2003 SET ASIDE \$
WA19PO1850203
Performance and Evaluation Report**

Budget Revision #2
June 30, 2005

Status of Work

We have elected to submit a narrative for the Capital Fund Program Grant Number WA19PO1850203 ~ Set Aside \$ because the current Capital Fund Program Tables do not provide adequate space to properly report the status of each work item.

HA-Wide Administration

(1) Administration \$ for Capital Fund Program Completed.

Dwelling Structures

Pacific Court:	Cont'd funding for Storage Sheds	Will continue work item with future funding. Upgrade % of Units via fungability.
Elma Manor:	Water Pipes Emergency Work Item.	Will fund remaining water pipe expenses with CFP 2004.

Capital Fund Program ~ FY 2004

WA19PO1850104

Budget Revision #2

We have elected to submit a narrative for the Capital Fund Program Grant Number WA19PO1850104 because the current Capital Fund Program Tables do not provide adequate space to properly explain the budget revisions.

HA-Wide Operations

Funds reprogrammed.

HA-Wide Management Improvements

(1) Resident Initiatives Coordinator	Amount reduced. Funds reprogrammed. Ongoing activity.
(2) Federal Housing Regulation Training	Funds reprogrammed.
(3) Security Guards	No changes. Ongoing activity.
(4) Admin \$ for Job Training Program	No changes. Ongoing activity.

HA-Wide Administration

(1) Administration \$ for Capital Fund Program	Amount reduced. Ongoing activity.
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HA-Wide Fees & Costs

A/E Services:	Funds reprogrammed.
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Dwelling Structures

Pacific Court:	Cont'd funding for Storage Sheds Upgrade % of Units	Ongoing activity. Ongoing activity.
Aberdeen Manor:	Preliminary \$ for Water Pipes	Work item reinstated. Contract signed ~ work to begin in October. Emergency status.
Elma Manor:	Replace Roof	Moved in from Five--Year Plan (Revision #3) via fungability.
	Continued funding for Water Pipes	Emergency work item. Continued funding for CFP 2003 via fungability.

Page 2
Capital Fund Program FY04
Budget Revision #2
July 2005

PHA-Wide Dwelling Equipment

Pacific Court:	Appliances	Will replace during the Unit Upgrades. Ongoing activity.
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PHA-Wide Non-Dwelling Equipment

Tools / Equipment for Apprenticeship Program:	Amount reduced. Funds reprogrammed.
Prorated Office Equipment Expenses:	Funds reprogrammed.

Relocation Costs

Pacific Court:	Relocation costs	Will relocate families as needed during the unit upgrades.
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